

GENERAL NOTES

- 1 THIS SITE PLAN IS FOR THE REDEVELOPMENT OF A 8 631 SQ. FT. VOLUNTEER FIRE DEPARTMENT BUILDING. 3 614 SQ. FT. ADDITION TO THE EXISTING BUILDING. A 712 SQ. FT. PATIO. ASSOCIATED PARKING AND UTILITY INFRASTRUCTURE.
- 2 THE BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT PREPARED BY MARSH & LEGGE LAND SURVEYORS, P.L.C., DATED FEBRUARY 1, 2005. NORTH MERIDIAN SHOWN HEREON IS BASED ON VA NAD83 (93) NORTH ZONE STATE GRID. THE ERROR CLOSURE FOR THIS BOUNDARY IS LESS THAN 1/10,000.
- 3 THE EXISTING CONDITIONS SHOWN HEREON ARE TAKEN FROM A FIELD SURVEY PREPARED BY MARSH & LEGGE LAND SURVEYORS, P.L.C., DATED JUNE 9, 2004.
- 4 THE PROPERTY SHOWN HEREON IS PIN 538 15 1175. IT HAS A TOTAL AREA OF 2.4868 AC. AND IS ZONED R-2. THE PROPOSED USE OF THIS PARCEL WILL BE FOR VOLUNTEER FIRE DEPARTMENT.
- 5 THIS PROPERTY FALLS OUTSIDE THE MAPPED FLOODPLAIN LIMITS AS SHOWN ON PANEL 350D OF THE FLOOD INSURANCE RATE MAPS FOR LOUDOUN COUNTY. COMMUNITY NO. 510090.
- 6 MIDDLEBURG FIRE DEPARTMENT, INC. TOOK POSSESSION OF THIS PROPERTY ON JUNE 30, 2000, BY A DEED RECORDED IN THE LAND RECORDS OF LOUDOUN COUNTY IN DEED BOOK 611, PAGE 439.
- 7 THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ANY PERMITS, BONDS, OR INSPECTIONS IF REQUIRED BY ANY GOVERNMENT AGENCY.
- 8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE COUNTY AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED.
- 9 DETAILS AND MATERIALS WHERE INDICATED REFER TO VDOT AND/OR TOWN OF MIDDLEBURG STANDARDS.
- 10 BURY+PARTNERS, INC. DOES NOT CERTIFY TO THE LOCATION OF OR THE EXISTENCE OF ANY UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN ARE FROM AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATION OR THAT THEY HAVE ALL BEEN SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIGGING TEST HOLES AT THE PROPOSED CROSSINGS PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL EXISTING CONDITIONS. IF CONDITIONS ARE FOUND IN THE FIELD WHICH ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY BURY+PARTNERS, INC. SO APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS.
- 11 CONTRACTOR SHALL NOTIFY THE ORGANIZATIONS WHO MAINTAIN EXISTING UNDERGROUND UTILITY LINES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. CONTRACTOR SHALL CONTACT MISS UTILITY AT 1 800 552 7001 PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
- 12 SUBBASE DEPTH IS BASED ON A CBR VALUE OF 4, BASED ON AN ESTIMATE WHICH WILL BE REVISED ONCE THE SOIL TESTS OF SUBGRADE ARE PERFORMED. ALL SUBGRADE TO BE COMPACTED TO A MINIMUM OF 95% WITH THE FINAL 1" OF FILL BEING COMPACTED TO A MINIMUM 100% OF THEORETICAL DENSITY AT WITHIN 20% OF OPTIMUM MOISTURE CONTENT PER AASHTO-T99 METHOD A.
- 13 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ANY DISCONNECTION OF EXISTING UTILITIES AS NECESSARY.
- 14 DURING CONSTRUCTION OPERATIONS, AN EXPERIENCED GEOTECHNICAL ENGINEER SHOULD BE UTILIZED TO IDENTIFY PLASTIC CLAY SOILS WHICH REQUIRE UNDERCUTTING OR REPLACEMENT.
- 15 CONTROLLED FILLS
- A) CONTROLLED COMPACTION SHALL OCCUR IN ALL SUBGRADE AREAS FOR PAVEMENT TRENCHES FOR UTILITIES AND IN ANY OTHER AREA SO DESIGNATED ON THE DRAWINGS.
- B) CONTROLLED FILLS MUST BE COMPACTED TO A MINIMUM OF 95% WITH THE FINAL 1" OF FILL BEING COMPACTED TO A MINIMUM 100% OF THEORETICAL DENSITY AS DETERMINED BY METHODS AS PER STANDARD PROCTOR AASHTO-T99 OR ASTM-D698. DENSITY MUST BE VERIFIED BY A QUALIFIED GEOTECHNICAL ENGINEER.
- C) CONTROLLED FILLS SHALL BE COMPACTED IN EIGHT (8) INCH LIFTS (LOOSE THICKNESS) AND MOISTURE CONDITIONED TO WITHIN 20% OF THE OPTIMUM MOISTURE CONTENT TO THE SPECIFIED DENSITY BEGINNING FROM THE EXISTING GROUND SURFACE UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.
- D) ALL VEGETATION AND TOPSOIL MUST BE REMOVED FROM THE SURFACE OF ANY AREA TO RECEIVE CONTROLLED FILL. FILL FOR AREAS OF LESS THAN FIVE (5) FEET IS TO BE DENUDED OF ALL VEGETATION AND SCARIFIED AND COMPACTED TO A DEPTH OF SIX (6) INCHES TO THE SAME DENSITY AS THE CONTROLLED FILL TO BE PLACED THEREON.
- 16 NO TREES WILL BE REMOVED AS PART OF THIS SITE PLAN.

SITE STATISTICS		
PARKING SPACE REQUIREMENTS		
FIRE HOUSE 1 SPACE PER 200 S.F.		
PARKING TABULATION	S.F.	REQ. PARKING
FIRE HOUSE	8 756	44

PROV. PARKING
47

HANDICAP PARKING CALCULATIONS			
TOTAL PARKING		REQUIRED	
IN LOT	MINIMUM NUMBER OF ACCESSIBLE SPACES		
1	TO 25	1	
26	TO 50	2	
= 2 REQ. PARKING SPACES			

PROVIDED = 2 PROVIDED HANDICAP PARKING SPACES

BUILDING HEIGHT	
MAXIMUM BUILDING HEIGHT = 35	
SETBACKS	
REQUIRED FRONT YARD =	20
SIDE YARD =	7.5
REAR YARD =	30

SITE DATA	
BUILDING AREA	12 245 S.F.
SITE AREA	2 4868 Ac
DISTURBED AREA	1 8654 Ac
%WOODLANDS DISTURBED	%1
FAR BUILDING AREA/SITE AREA =	12 245 S.F. / 108 325 S.F. = 0.113
PARCEL PIN	538 15-1175 5
DEED BOOK	611 PAGE 439

Town of Middleburg
County of Loudoun

10 West Marshall Street
Post Office Box 187
Middleburg, Virginia 20118
Telephone: 540-687-0332
Fax: 540-687-3854



TOWN COUNCIL

Peter Allen Davis, Mayor

Dianne Kik, Vice Mayor

Ron H. Lunde

Townbridge Lister

William Macfarlane

Lisa H. Patterson

Karen D. Robinson

Mark T. Snyder

Town Administrator

Jerry Edkins

Executive Development Consultant

Cheryl C. Thomas

Town Planner/Geologic Administrator

David Beniamino

Town Treasurer

Daphne Jones

Town Clerk

Rhonda S. North, MMC

July 2, 2008

Ms. Alice Love, President
Middleburg Volunteer Fire Department, Inc.
P. O. Box 122
Middleburg, Virginia 20118

Dear Alice:

The Middleburg Town Council, during its regular meeting held June 26, 2008, voted to approve a special use permit to establish the existing Middleburg Fire Department as a public safety center in the R-2 District and to allow for the construction of an addition to your existing building located at 910 W. Washington Street. Should you have any questions regarding this request, please do not hesitate to Mr. David M. Beniamino, Town Planner at (540) 687-5152.

On behalf of Mayor and Members of Town Council, let me express our sincere appreciation for the services you provide to the community.

Most Cordially,

Rhonda S. North, MMC

Town Clerk

RSN

Cc: David M. Beniamino, Town Planner

LEGEND

EXISTING

INTERMEDIATE CONTOUR



CONTOUR INDEX



EDGE OF PAVEMENT



CURB AND GUTTER



WATERLINE W/TEE



OVERHEAD WIRE



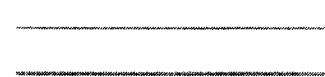
TELEPHONE LINE



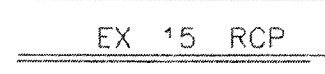
ELECTRIC LINE



UNDERGROUND ELECTRIC LINE



GAS LINE



FENCE



STORM SEWER



STORM STRUCTURE



SANITARY SEWER W/ MANHOLE



PROPERTY LINE



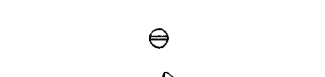
CENTER LINE



STREAM



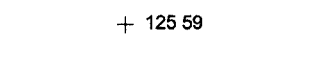
TREE LINE



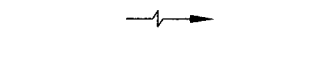
TREE



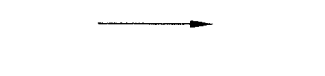
UTILITY POLE



WATER METER



BENCH MARK



SPOT ELEVATIONS



OVERLAND RELIEF



IN PIPE FLOW

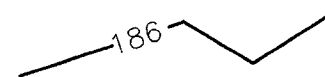


ON GRADE FLOW

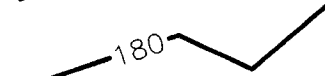


PROPOSED

INTERMEDIATE CONTOUR



CONTOUR INDEX



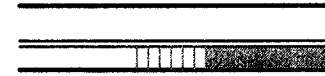
EDGE OF PAVEMENT



CURB AND GUTTER



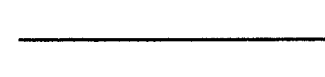
WATERLINE W/TEE



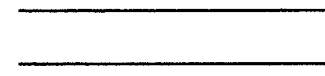
OVERHEAD WIRE



TELEPHONE LINE



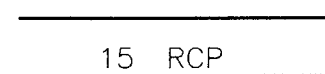
ELECTRIC LINE



GAS LINE



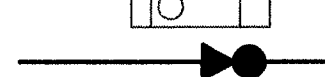
FENCE



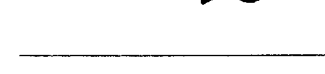
STORM SEWER



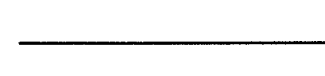
STORM STRUCTURE



SANITARY SEWER W/ MANHOLE



CENTER LINE



LIMITS OF CLEARING AND GRADING



DRAINAGE DIVIDE



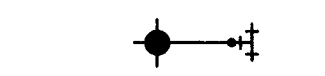
TREE LINE



TREE



UTILITY POLE



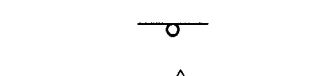
FIRE HYDRANT



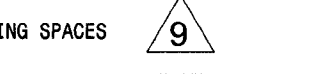
WATER METER



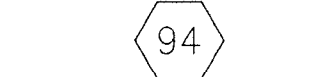
GATE VALVE (G.V.)



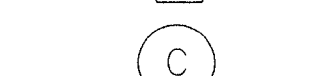
SIGN



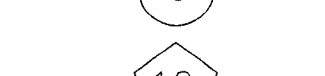
PARKING INDICATOR



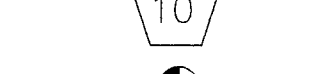
INDICATES THE NUMBER OF PARKING SPACES



STORM STRUCTURE NUMBERS



SANITARY MANHOLE NUMBERS



CLEANOUT/DOWNSPOUT NUMBERS



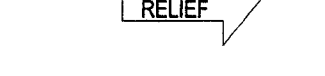
TEST PIT



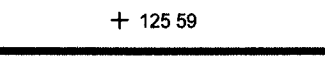
CLEANOUT



STREET LIGHT



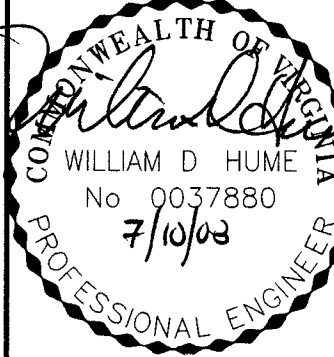
OVERLAND RELIEF



SPOT ELEVATIONS



REV.	DESCRIPTION	DATE	BY	CHKD.	APP.
1	REMOVED MEETING HALL				
2	REV. 2ND REVIEW COMMENTS				



SCALE	N/A
DATE	11-16-07
DRAWN BY	PJC/BP
DESIGNED BY	PJC
REVIEWED BY	MS
PROJ. NO.	220550002